

# PROPERTY

By  Jobs & Business  
Glasgow

## TO LET

VARIOUS SMALL BUSINESS/OFFICE SUITES  
ORKNEY STREET ENTERPRISE CENTRE, 18-20 ORKNEY  
STREET, GOVAN, GLASGOW, G51 2BX

- Attractive feature building
- Flexible lease terms available
- Excellent transport links – Govan Subway station/M8
- Reception service & security/CCTV



24/7  
Access



Transport  
Links



WiFi



CCTV



Reception



Conference  
Facility



Meeting  
rooms



## LOCATION

Orkney Street Enterprise Centre is located within the Govan area of Glasgow, approximately 4.1 miles to the west of Glasgow City Centre. The area benefits from excellent transport links via the M8 and Govan Subway station which is located just 0.2 miles away. Drumbreck railway station is situated 1.5 miles away from the subjects.

The Govan area has seen an increase in economic activity in recent times, which is partly a result of the relocation of major corporate and media organisations such as BBC and STV to Pacific Quay, which are located less than a mile away from the subjects.

## FLOOR AREAS

Measured in accordance with the RICS Code of Measuring Practice (6th Edition), suites range from 13.09sq m (141 sq ft) to approximately 241.26 sq m (2,597 sq ft).

For an up-to-date availability schedule, please contact:

Graham + Sibbald LLP  
233 St Vincent Street, Glasgow, G2 5QY  
0141 332 1194 [jbgenquiries@g-s.co.uk](mailto:jbgenquiries@g-s.co.uk)

## FEATURES

The building is an attractive category B listed building, originally completed in 1867. The building is of masonry construction, and provides office space over three floors. A former Victorian Police Station, the building boasts a restored cell block which provides a centre-piece/feature providing a multi-functional space for a diverse range of businesses.

Accommodation benefits from modern interiors, with neutrally painted walls and fluorescent lighting and gas fired central heating. Communal WC and staff welfare facilities are located on each floor, and attractive meeting and breakout spaces are located in the heart of the restored Cell Block. The building boasts a full reception area with secure entry, CCTV and building maintenance and cleaning services, as well as private car parking to the rear.





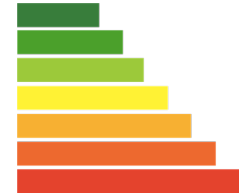
## RENT/LEASE

Our client is seeking rental offers upon application. Our clients remain flexible on length of lease and will offer extremely competitive terms (subject to covenant etc).

## SERVICE CHARGE

A service charge exists in respect of the common parts of the building. It is understood that the current service charge for the property is £12.75 per sq ft.

## ENERGY PERFORMANCE CERTIFICATE



A copy of the EPC can be made available to interested parties.

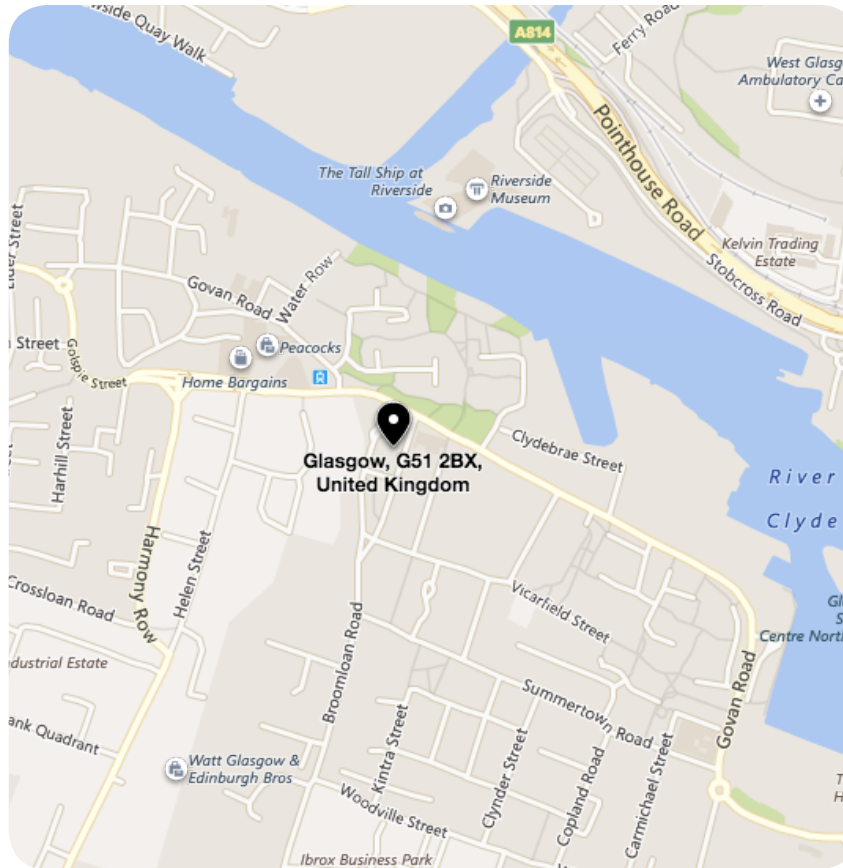
## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs in relation to any lease transaction, although standardised lease templates may be available in some circumstances.





## FURTHER INFORMATION

Contact the sole letting agents acting on behalf of Jobs & Business Glasgow:

Graham + Sibbald LLP  
233 St Vincent Street, Glasgow,  
G2 5QY  
0141 332 1194  
[jbgenquiries@g-s.co.uk](mailto:jbgenquiries@g-s.co.uk)  
[www.g-s.co.uk](http://www.g-s.co.uk)



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